

080.0

0006

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,308,600 / 1,308,600

ASSESSED:

1,308,600 / 1,308,600


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
47-49		WASHINGTON ST, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: SMA REAL ESTATE LLC	
Owner 2:	
Owner 3:	

Street 1: 12 THOMAS DR

Street 2:

Twn/City: READING

St/Prov: MA Cntry: Own Occ: N

Postal: 01867 Type:

## PREVIOUS OWNER

Owner 1: FODERA GIUSEPPE ETAL/ TRUSTEES -

Owner 2: GIUSEPPE &amp; SONS REALTY TRUST -

Street 1: 12 THOMAS DR

Twn/City: READING

St/Prov: MA Cntry: Own Occ: N

Postal: 01867

## NARRATIVE DESCRIPTION

This parcel contains 8,300 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1900, having primarily Stucco Exterior and 6234 Square Feet, with 6 Units, 6 Baths, 0 3/4 Bath, 0 HalfBath, 25 Rooms, and 8 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		8300		Sq. Ft.	Site		0	70.	0.81	11									468,298						468,300	

Legal Description										User Acct
										49931
										GIS Ref
										GIS Ref
										Insp Date
										07/28/18

 Total Card / Total Parcel  
 1,308,600 / 1,308,600  
 APPRAISED: 1,308,600 / 1,308,600  
 USE VALUE: 1,308,600 / 1,308,600  
 ASSESSED: 1,308,600 / 1,308,600

!6531!	
PRINT	
Date 12/10/20	
Time 21:17:38	
LAST REV	
Date 09/12/18	
Time 13:54:04	
apro	
6531	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

## Grantor

## Legal Ref

## Type

## Date

## Sale Code

## Sale Price

## V

## Tst

## Verif

## Notes

## FODERA GIUSEPPE

## 46761-591

## 1/3/2006

## Intra-Corp

## 1

## No

## No

## Y

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 20 - Apts 4-8				Full Bath: 6	Rating: Average																
Sty Ht: 3 - 3 Story				A Bath: 6	Rating: 6																
(Liv) Units: 6	Total: 6			3/4 Bath: 6	Rating: 6																
Foundation: 3 - BrickorStone				A 3QBth: 6	Rating: 6																
Frame: 1 - Wood				1/2 Bath: 6	Rating: 6																
Prime Wall: 6 - Stucco				A HBth: 6	Rating: 6																
Sec Wall: 6	%			OthrFix: 6	Rating: 6																
Roof Struct: 4 - Flat																					
Roof Cover: 11 - Membrane																					
Color: BEIGE																					
View / Desir:																					
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>									
Grade: C - Average				Kits: 6	Rating: Average			1st Res Grid	Desc: Line 1	# Units: 5											
Year Blt: 1900	Eff Yr Blt:			A Kits: 6	Rating: 6			Level	FY LR DR D K FR RR BR FB HB L O												
Alt LUC:	Alt %:			Fpl: 6	Rating: 6			Other													
Jurisdict:	Fact: .			WSFlue: 6	Rating: 6			Upper													
Const Mod:								Lvl 2													
Lump Sum Adj:								Lvl 1													
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: 10				Location: 10				Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster				Total Units: 10				Interior:	5	4	1										
Sec Int Wall: 6	%			Floor: 10				Additions:	1	5	3										
Partition: T - Typical				% Own: 10				Kitchen:													
Prim Floors: 3 - Hardwood				Name: 10				Baths:													
Sec Floors: 6	%							Plumbing:													
Bsmnt Flr: 12 - Concrete								Electric:													
Subfloor:								Heating:													
Bsmnt Gar: 12								General:													
Electric: 3 - Typical																					
Insulation: 2 - Typical																					
Int vs Ext:																					
Heat Fuel: 1 - Oil																					
Heat Type: 1 - Forced H/Air																					
# Heat Sys: 4																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wall:	% Sprinkled:																				
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 080.0-0006-0017.0										<b>IMAGE</b>							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N	Total Yard Items:																				
Total Special Features:																					
Total:																					